



County Planning Department Hearing

AGENDA

Road Names
Minor Use Permits
Lot Line Adjustments
Administrative Fine Appeals

MEETING DATE: Friday, October 21, 2016

HEARING OFFICER: RYAN FOSTER

MEETING LOCATION AND SCHEDULE

The hearing will be held in the San Luis Obispo County Board of Supervisors Chambers, 1055 Monterey St., Room #D170, County Government Center, San Luis Obispo, CA., on the first and third Fridays of each month. The Board of Supervisors Chambers are located on the corner of Santa Rosa and Monterey Streets.,

Meeting Begins

9:00 a.m.

ALL HEARINGS ARE ADVERTISED FOR 9:00 A.M. THIS TIME IS ONLY AN ESTIMATE AND IS NOT TO BE CONSIDERED AS TIME GUARANTEED. THE PUBLIC AND APPLICANTS ARE ADVISED TO ARRIVE EARLY.

MATTERS TO BE CONSIDERED

PUBLIC COMMENT PERIOD

1. Members of the public wishing to address the Planning Department Hearing Officer on consent agenda items and matters other than hearing items may do so at this time, when recognized by the Hearing Officer. Presentations are limited to three minutes per individual.

CONSENT AGENDA

2. Unless pulled from the consent agenda by the Planning Department Hearing Officer for separate action, the following items will be acted on collectively because individual public hearings were not requested or required pursuant to Land Use Ordinance Section 22.062.050B.4.b. or Coastal Zone Land Use Ordinance Sections 23.02.033b.(2)(ii) and 23.02.033b.(4)(ii):
3. September 2, 2016 SRB DRAFT Minutes
4. September 16, 2016 SRB DRAFT Minutes
5. A request by **ALLEN & MARCI SUVANTO** for a Minor Use Permit/Coastal Development Permit (DRC2016-00001) to allow the enclosure of an existing exterior stairway (158 square-feet) and the expansion of an existing deck (109 square-feet) to an existing single family residence. The project will result in the permanent disturbance of approximately 325 square-feet on a 5,660 square-foot parcel. The proposed project is within the Residential Single-Family land use category and is located at 486 Bristol Street, approximately 0.2 miles south of the Windsor Boulevard and CA Highway 1 intersection, in the Community of Cambria. This site is within the

North Coast planning area. Also to be considered is approval of the environmental document. A Class 1 Categorical Exemption was issued for this project.

County File Number: DRC2016-00001
Supervisory District: 2
Project Manager: Brandi Cummings

Assessor File Number: 022-181-018
Date Accepted: September 1, 2016
Recommendation: Approval

6. A request by **SAN LUIS OBISPO COUNTY DEPARTMENT OF PUBLIC WORKS/ JEENA PICCUTA** for a Minor Use Permit/ Coastal Development Permit (DRC2015-00129) to allow for installation and operation of a groundwater remediation system at the former Los Osos Landfill. The project will include the installation of ten groundwater extraction wells, construction of a 380 square-foot water treatment facility building, and an above-ground air and water line system to collect and treat groundwater. Also requested is a modification to the 100-foot riparian setback. The project will result in the disturbance of approximately 2,000 square feet, all within areas previously disturbed by landfill activities, on an 87 acre parcel. The proposed project is within the Agriculture land use category and is located on the south side of Turri Road, approximately 1.7 miles southeast of South Bay Boulevard, approximately 2 miles east of the community of Los Osos. The site is in the Estero planning area. Also to be considered is the approval of the environmental determination. A mitigated negative declaration was issued on September 8, 2016.

County File Number: DRC2015-00129
Supervisory District: 2
Project Manager: Kate Shea

Assessor Parcel Number: 067-011-047
Date Accepted: June 28, 2016
Recommendation: Approval

HEARING ITEMS

7. A request by **LAIRD & LISA FOSHAY** for a Minor Use Permit (DRC2015-00039) to allow for the construction of a winery facility to include a tasting room and a special event program. The winery facility totals 9,416 square foot (sf) and includes the following: a 3,423 sf wine storage/barrel storage area; a 3,123 sf processing area; an 870 sf tasting room; and a 2,000 sf outdoor covered crush pad. Annual case production estimated to be 10,000 cases. The special event program includes six special events per year with no more than 80 guests. The project does not propose amplified music past 5 p.m. The project will result in the disturbance of 0.86 acres on a 330 acre parcel. The proposed project is within the Agriculture land use category and is located at 10425 Klau Mine Rd, approximately 9 miles west of the City of Paso Robles. This site is within the North County Planning Area, Adelaida Sub Area. Also to be considered is the approval of the environmental document. . The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on September 15, 2016 for this project.

County File Number: DRC2015-00039
Supervisory District: 1
Project Manager: Holly Phipps

Assessor Parcel Number: 014-101-059
Date Accepted: January 25, 2016
Recommendation: Approval

8. A request by **DONALD LINDSTROM** for a Lot Line Adjustment (COAL 16-0145) to adjust the lot lines between two parcels of 30.0 and 73.3 acres each, resulting in two parcels of 30.3 and 73.0 acres each. The project will not result in the creation of any additional parcels. The proposed project is within the Agriculture land use category and is located at 6555 Wilderness Lane, adjacent to the northern boundary of the City of Paso Robles. The site is in the Salinas River sub-area of the North County planning area. Also to be considered is the approval of the environmental determination. The project is exempt under CEQA.

County File Number: SUB2015-00075
Supervisorial District: 1
Project Manager: Stephanie Fuhs

APN(s): 026-183-037 & -038
Date Accepted: August 17, 2016
Recommendation: Approval

9. A request by **GEORGE WHITE & JIM JEFFERS** for a Lot Line Adjustment (COAL 15-0111) to adjust the lot lines between two parcels of 9.97 and 28.45 acres each, resulting in two parcels of 9.97 and 28.45 acres each. The project will not result in the creation of any additional parcels. The proposed project is within the Agriculture and Commercial Service land use categories and is located at 17995 East Highway 46, approximately 1.5 miles west of Bitterwater Road, east of the community of Shandon. The site is in the Shandon-Carrizo sub-area of the North County planning area. Also to be considered is the approval of the environmental determination. The project is exempt under CEQA.

County File Number: SUB2015-00047
Supervisorial District: 1
Project Manager: Stephanie Fuhs

APN(s): 017-131-039 and -050
Date Accepted: March 23, 2016
Recommendation: Approval

10. A request by **GLENN & LETHA JOSEPHSON** for a Minor Use Permit/Coastal Development Permit (DRC2015-00139) to allow the demolition of an existing utility shed and the construction of a new 2,783 square-foot, two-story single family residence with a 550 square-foot attached garage. The proposed residence also includes approximately 160 square feet of balcony area. The project will result in surface area disturbance of the entire 4,853 square-foot parcel, which includes grading and excavation for the first story and foundation. The proposed project is within the Residential Single Family land use category, within the Small Scale Design neighborhood, and is located northeast and adjacent to 3340 Studio Drive, west of the Studio Drive and Acacia Avenue intersection, in the community of Cayucos. The site is located in the Estero planning area. Also to be considered is the approval of the environmental determination. This project is exempt under CEQA.

County File Number: DRC2015-00139
Supervisorial District: 2
Project Manager: Kate Shea

Assessor Parcel Number: 064-421-009
Date Accepted: July 1, 2016
Recommendation: Approval

ESTIMATED TIME OF ADJOURNMENT: 10:30 a.m.

Next Scheduled Meeting: November 4, 2016, in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

NICOLE RETANA, SECRETARY
COUNTY PLANNING DEPARTMENT HEARINGS

PUBLIC RECORDS ACT

Supplemental correspondence and other materials for open session agenda items that are distributed to the Planning Department staff within 72 hours preceding the Planning Department Hearing meeting are available for public viewing in the Planning and Building Department located at 976 Osos Street, Room 200. With respect to documents submitted by members of the public to the Planning Department staff during a meeting, the law requires only that those documents be copied by the Clerk after the meeting for members of the public who desire copies. However, as a courtesy to others, it is requested that members of the public bring at least 4 extra copies of documents that they intend to submit to the Planning Department staff during a meeting so that those extra copies can be immediately distributed to all members of the Planning Department staff and other members of the public who desire copies.

DEPARTMENT OF PLANNING AND BUILDING MEETING PROCEDURES

Planning Department Hearings are conducted under the authority of the Hearing Officer. Each item scheduled for public hearing at a Planning Department Hearing will be announced by the Hearing Officer and the hearing will be conducted as follows:

1. The Planning Department staff will present the staff report and recommendation on the matter being heard.
2. The Hearing Officer will open the public hearing and will first ask the project applicant (if any) to present any points they feel the Planning Department Hearings should understand about their proposal.
3. The Hearing Officer will ask other interested persons to present any testimony they wish to give about the proposal being considered.
4. The Hearing Officer will offer the project applicant an opportunity for rebuttal of any testimony against the proposal or to clarify information previously presented.

RULES FOR PRESENTING TESTIMONY

All persons who wish to present testimony to the Planning Department Hearings in a public hearing must observe the following rules:

1. When beginning to speak, first identify yourself and place of residence. This is required for the public record. Planning Department Hearings are tape recorded.
2. All remarks must be addressed to the Hearing Officer. Conversation or debate between a speaker and a member of the audience is not permitted.
3. Please keep your remarks as brief as possible. When a number of speakers wish to testify on the same project, the Hearing Officer may limit the time for testimony to 3 minutes for individuals and 8 minutes for persons representing a group. Focus your testimony on the most important facts you wish to be considered. Avoid duplicating testimony provided by others.
4. Whenever possible, written testimony should be presented as well as oral. Written testimony can be submitted for Planning Department Hearings consideration in advance of the actual hearing date.

APPEALS

If you are dissatisfied with any aspect of an approval or denial of a project, you have the right to appeal this decision to the Board of Supervisors up to 14 days after the date of action, in writing, to the Planning Department. If legitimate coastal resource issues related to our local Coastal Program are raised in the appeal, there will be no fee. If an appeal is filed for an inland project, or for a coastal project with no legitimate coastal issues, there will be a fee set by the current fee schedule. If a fee is required, it must accompany the appeal form. The appeal will not be considered complete if a fee is required but not paid. There must be an original form and original signature, a FAX is not accepted.

Planning Department Hearings decisions may also be appealable to the California Coastal Commission pursuant to Coastal Act Section 30603 and the County Coastal Zone Land Use Ordinance 23.01.043. Exhaustion of appeals at the county is required prior to appealing the matter to the California Coastal Commission. The appeal to the Board of Supervisors must be made to the Planning Commission Secretary, Department of Planning and Building, and the appeal to the California Coastal Commission must be made directly to the California Coastal Commission Office. These regulations contain specific time limits to appeal, criteria, and procedures that must be followed to appeal this action. The regulations provide the California Coastal Commission 10 working days following the expiration of the County appeal period to appeal the decision. This means that no construction permits can be issued until both the County appeal period and the additional Coastal Commission appeal period have expired without an appeal being filed.

Contact the Coastal Commission's Santa Cruz Office at (831) 427-4863 for further information on appeal procedures.

HEARING IMPAIRED: There are devices available for the hearing impaired upon request.

ON THE INTERNET

This agenda may be found on the internet at: <http://www.sloplanning.org> under Quicklinks, Meeting Agendas. For further information, please call (805) 788-2947.